

# FOR LEASE



## 9650 SW HERMAN ROAD TUALATIN, OR 97062

- Freestanding Industrial Building
- Approximately 58,988 SF Shell
- First Floor Office: 5,615 SF
- Second Floor Office: 2,999 SF
- Total Rentable Area: 61,987 SF
- Site Area: 3.80 Acres
- Clear Height: Approximately 21' - 22'
- Loading: Three (3) Grade Level Doors, Seven (7) Dock Doors With Levelers
- Construction: Concrete Tilt-Up

### Lease Rate Menu:

Base Building Rate	53,373 SF Warehouse + 5,615 SF First Floor Office \$30,755/Month/NNN
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Second Floor Office	Second Floor Office & Mezzanine Add \$1,950/Month
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Refrigeration	Climate Controlled Warehouse - Two (2) Zones - up to 53,000 SF Add \$0.13 PSF/Month
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### Contact

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### Contact

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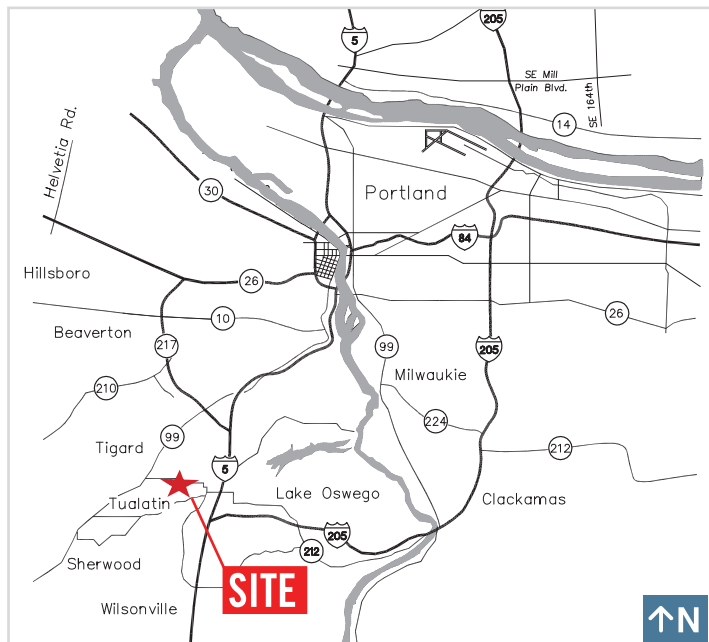
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The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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